

**MIXED USE A** *(Rev. Effective 12/23/96)*

**Intended Function:** Create a village atmosphere with an emphasis on low to medium density residential land use, small scale commercial shopping opportunities for area residents, schools and churches, and recreational and leisure-oriented amenities for the enjoyment of area residents.

The intensity of all nonresidential land uses shall be kept minimal to reduce the intrusive impact upon the residential land use. The intensity of all nonresidential land uses shall be kept minimal to reduce the intrusive impact upon the predominate residential land use. Traffic volumes and speeds shall be kept low, and parking for nonresidential uses shall be minimal. These characteristics are reflective of the village life-style.

The essential component of Mixed Use A is residential land use. The low to medium density residential development will be located to provide for maximum land use compatibility and enjoyment of recreational and leisure opportunities (recreational land uses are included in the description of Community Facilities). The village will also allow small shops and some services to serve nearby residents. Emphasis on commercial uses shall be limited to convenience, grocery, and small pharmacies and offices. Office and commercial development in scale with and meeting the needs of the surrounding predominately residential area are appropriate.

It is also possible that appropriate sites within the area designated for Mixed Use A may be developed for enclosed industrial uses. These are land uses that would usually be considered incompatible with the mixed use village, but due to site conditions, with careful design and facility planning, may be successfully integrated. Compatibility is also protected by allowing few such uses and limiting their size (development intensity).

All of the development patterns are appropriate within Mixed Use A as described in Policy 1.7.10. The development pattern descriptions established under Objective 1.7 guide the density and intensity, location and access to areas of complementary land use.

Allowed land uses within the Mixed Use A future land use category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Mixed Use A future land use category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

**Tallahassee-Leon County Comprehensive Plan**  
**Land Use Element**

**MIXED USE DEVELOPMENT  
PATTERNS**

**Objective 1.7: [L]**

The Comprehensive Plan provides an overall vision for the community. The arrangement of land uses is a major factor in achieving this vision. Within the Mixed Use Future Land Use Categories, land uses may be further separated to achieve efficient and environmentally sound development patterns and to promote the Plan's overall vision. This objective and its policies describe the development patterns associated with the Mixed Use Future Land Use Categories.

The following statements of intent express, in part, the overall vision of the community as established in the Comprehensive Plan. These statements of intent explain the basis for the development patterns described in the following policies and shall be achieved through the zoning process and other Land Development Regulations as appropriate. Application of these development patterns in combination with each other is expected to achieve these intents. Individual development patterns may only partially achieve the following purposes:

- a) Provide opportunity for residential, shopping, employment, education and recreation use within walking distance of each other;
- b) Promote higher density housing and concentrations of nonresidential activity in close proximity to each other;
- c) Provide for a range of housing opportunities which does not isolate families or individuals based upon age, income or race;
- d) Ensure that mapping of zoning districts is consistent the long term protection of environmental features;
- e) Ensure that mapping of zoning districts will be appropriate to location, access and surrounding land use;
- f) Ensure that mapping of zoning districts is consistent with the phasing and availability of infrastructure;
- g) Encourage a mix of complimentary land uses and concentrations of mixed use development in appropriate locations;
- h) Promote development patterns which reduce trip length and/or the need for private automobile travel;
- i) Ensure that zoning implementation does not promote sprawl development, nor concentrations of single use development; and
- j) Scale development densities and intensities to provide a range of appropriately located development patterns.

**Tallahassee-Leon County Comprehensive Plan**  
**Land Use Element**

**Policy LU 1.7.1 (Rev. Effective 7/2/99)**  
**Low Density Residential Development**  
**Pattern**

**INTENT** - The low density residential development pattern is intended to provide for a wide range of housing types and opportunities within the low density range. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential use be allowed. ~~Some low density residential areas may have zoning districts that allow for a broad range of density due to environmental or utility constraints, while~~ other areas may have zoning districts that allow for a broad range of density.

**DENSITY/INTENSITY** - Areas designated Low Density Residential shall not have a gross density greater than 8 dwelling units per acre. Nonresidential development shall not have a gross building area exceeding 10,000 square feet per acre.

**LOCATION** - Mixed Use Areas A and B are appropriate for zoning Low Density Residential development patterns. Other areas appropriate for zoning Low Density Residential activities may include: Areas of existing low density residential development in Mixed Use C; Areas in Mixed Use A, B, or C where intensity of uses is constrained or limited due to environmental features or lack of adequate infrastructure; and Mixed Use Areas in proximity to Village Centers. Land Development Regulations shall establish access criteria for community facilities to assure their appropriate location.

**ACCESS** - Areas zoned for the Low Density Residential development pattern shall have public street access.

**Tallahassee-Leon County Comprehensive Plan**  
**Land Use Element**

**Policy LU 1.7.4** *(Rev. Effective 7/2/99)*  
**Medium Density Residential Office**  
**Development Pattern**

**INTENT** - The Medium Density Residential Office development pattern is intended to provide areas for office employment and residential uses in close proximity to each other. The Residential Office development pattern is intended in some locations to serve as an employment and residential area with medium densities and intensities. Zoning districts will be created to distinguish Medium Density Residential Office areas by density and intensity, so that developments are scaled appropriately to their setting. It is also intended that community facilities (Recreation, Community Services, Light Infrastructure and Post Secondary Schools) related to residential or office use be allowed in a manner which would ensure the protection of adjacent uses. Ancillary first floor commercial use may also be permitted in Medium Density Residential Office.

**DENSITY/INTENSITY** - Residential use within this development pattern shall have a minimum density of 6 dwelling units per acre unless constraints of concurrency or natural features would preclude attainment of the minimum density and a maximum density of 16 dwelling units per acre in Mixed Use A and of 20 dwelling units per acre in Mixed Use B and C and nonresidential use shall not have a gross building area exceeding 20,000 square feet per acre. In Mixed Use C areas, nonresidential floor area may be up to 40,000 square feet per acre and building height up to six stories, if parking structures are provided for at least 50% of the parking spaces.

**LOCATION** - Mixed Use A, B and C areas are appropriate for zoning of Medium Density Residential Office density medium intensity uses. Additional criteria for mapping these areas are as follows: Areas of existing

offices and multi-family uses; Areas adjacent to the Central Urban, University Transition and Downtown Future Land Use categories and Medium Density Residential, Village Center, Suburban Corridor, Medical Center and Urban Pedestrian Center Mixed Use development patterns; and Areas of Medium Density Residential Office as a principal land use along arterial and collector roadways.

**ACCESS** - Areas zoned for the Medium Density Residential Office development pattern shall have access to an arterial or collector roadway.